



FOR IMMEDIATE RELEASE:

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**PROPERTY APPRAISER: 2009 PRELIMINARY ROLL
CONFIRMS SIGNIFICANT DECLINE IN VALUES**

(MIAMI, July 01, 2009) — It's official. The July 1, 2009 Preliminary Tax Roll has confirmed a substantial decline in the countywide taxable value of existing properties in Miami-Dade County of 13 percent, excluding new construction value. Compared to 2008, Taxable Value of existing properties declined by \$31.8 billion. When adjusted for new construction of \$8.4 billion, the 2009 countywide taxable value came in at \$222.1 billion, a net decline of \$23.4 billion or 9.5 percent.

These figures, contained in the 2009 Preliminary Tax Roll released today by Property Appraiser Pedro J. Garcia, verify a countywide taxable value of \$213.8 billion of existing properties, as compared to \$245.6 in 2008. The decline was offset by the \$8.4 billion in new construction value, which were projects started during the real estate expansion cycle and completed in 2008.

These figures directly reflect market value declines throughout Miami-Dade County and confirm a trend, which had been projected in the June 1st Estimates issued by the Property Appraiser.

Mr. Garcia said that in arriving at the countywide 2009 taxable value his staff first had to determine the Just (Market) Value of all properties in the county as of January 1, 2009 by conducting analyses of market data, including 2008 comparable sales, short sales and the impact of foreclosure activity on the various markets within Miami-Dade County.

The 2009 Preliminary Tax Roll summarizes aggregate valuation information for each Miami-Dade County taxing authority (such as County Government, municipal governments, School Board), which levy taxes on Miami-Dade property owners.

He recalled his election promise to establish the correct values for Miami-Dade properties and said that is exactly what his Office has done.

Mr. Garcia expressed concern that despite the \$8.4 billion in new construction value, the taxing authorities nevertheless face a major dilemma: how to provide services residents expect in light of declining property values.

"We all have to be concerned with this dilemma," Mr. Garcia said. "However, as I have stated to the County Mayor, County Chairman and Commissioners and other elected leaders, I am even more concerned with the daily struggles of residents during these difficult economic times."

The next step will be the delicate and difficult task for the various cities and the County to set their budgets and proposed tax rates for their respective jurisdictions.

After the taxing authorities have set their proposed tax rates, the Property Appraiser's Office will, on August 24th, mail a Notice of Proposed Property Taxes to each property owner in the county.

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MIAMI-DADE COUNTY
OFFICE OF THE PROPERTY APPRAISER
2009 PRELIMINARY ROLL ANALYSIS BY TAXING AUTHORITY
JULY 1, 2009


TAXING AUTHORITY	2008 PRELIMINARY TAXABLE VALUE	2009 PRELIMINARY TAXABLE VALUE BEFORE NEW CONSTRUCTION	PERCENT CHANGE	NET NEW TAXABLE VALUE	2009 PRELIMINARY TAXABLE VALUE	TAXABLE VALUE PERCENT CHANGE
01 MIAMI	39,684,734,032	33,449,627,330	-15.7%	3,699,563,662	37,149,190,992	-6.4%
0101 MIAMI (DDA)	10,075,325,487	8,274,335,476	-17.9%	2,763,090,955	11,037,426,431	9.5%
02 MIAMI BEACH	26,898,698,386	22,912,660,362	-14.8%	1,782,256,132	24,694,916,494	-8.2%
0201 MB NORMANDY SHORES	144,174,761	116,094,673	-19.5%	1,614,484	117,709,157	-18.4%
03 CORAL GABLES	13,414,845,503	12,408,440,631	-7.5%	301,695,338	12,710,135,969	-5.3%
04 HIALEAH	10,688,837,569	9,529,736,149	-10.8%	69,770,261	9,599,506,410	-10.2%
05 MIAMI SPRINGS	1,090,250,653	985,164,416	-9.6%	5,047,393	990,211,809	-9.2%
06 NORTH MIAMI	3,257,864,149	2,803,745,065	-13.9%	19,929,734	2,823,674,799	-13.3%
07 NORTH MIAMI BEACH	2,647,683,672	2,265,498,643	-14.4%	4,296,540	2,269,795,183	-14.3%
08 OPA-LOCKA	974,444,294	913,361,919	-6.3%	18,800,415	932,162,334	-4.3%
09 SOUTH MIAMI	1,690,951,450	1,522,573,311	-10.0%	11,704,635	1,534,277,946	-9.3%
10 HOMESTEAD	3,964,837,912	2,915,488,444	-26.5%	70,877,973	2,986,366,417	-24.7%
11 MIAMI SHORES	922,679,212	790,404,546	-14.3%	7,744,262	798,148,808	-13.5%
12 BAL HARBOUR	2,812,143,606	2,515,205,282	-10.6%	6,700,215	2,521,905,497	-10.3%
13 BAY HARBOR ISLANDS	858,724,442	753,036,930	-12.3%	9,663,685	762,700,615	-11.2%
14 SURFSIDE	1,400,434,957	1,172,586,899	-16.3%	176,696	1,172,763,595	-16.3%
15 WEST MIAMI	394,542,265	356,685,541	-9.6%	1,059,285	357,744,826	-9.3%
16 FLORIDA CITY	828,850,321	704,438,192	-15.0%	15,535,745	719,973,937	-13.1%
17 BISCAYNE PARK	178,095,523	167,541,127	-5.9%	1,080,793	168,621,920	-5.3%
18 EL PORTAL	126,807,321	104,260,441	-17.8%	563,298	104,823,739	-17.3%
19 GOLDEN BEACH	725,190,545	708,162,562	-2.3%	4,210,733	712,373,295	-1.8%
20 PINECREST	3,938,373,294	3,654,813,737	-7.2%	67,185,866	3,721,999,603	-5.5%
21 INDIAN CREEK	361,072,715	342,851,403	-5.0%	-771,784	342,079,619	-5.3%
22 MEDLEY	2,037,826,225	1,969,740,823	-3.3%	54,738,035	2,024,478,858	-0.7%
23 N. BAY VILLAGE	1,162,487,427	898,960,532	-22.7%	40,565,821	939,526,353	-19.2%
24 KEY BISCAYNE	6,434,727,418	5,920,672,854	-8.0%	15,543,163	5,936,216,017	-7.7%
25 SWEETWATER	469,444,963	399,547,525	-14.9%	2,830,604	402,378,129	-14.3%
26 VIRGINIA GARDENS	239,482,328	214,729,154	-10.3%	-5,067	214,724,087	-10.3%
27 HIALEAH GARDENS	1,272,224,230	1,122,803,879	-11.7%	32,744,632	1,155,548,511	-9.2%
28 AVENTURA	9,439,807,532	7,851,165,279	-16.8%	212,669,674	8,063,834,953	-14.6%
29 ISLANDIA	374,763	374,763	0.0%	0	374,763	0.0%
30 UNINCORPORATED	76,880,588,023	67,463,181,968	-12.2%	772,882,790	68,236,064,758	-11.2%
31 SUNNY ISLES BEACH	6,294,740,153	5,185,213,431	-17.6%	946,428,214	6,131,641,645	-2.6%
32 MIAMI LAKES	3,162,000,628	2,859,111,248	-9.6%	14,387,286	2,873,498,534	-9.1%
33 PALMETTO BAY	2,808,723,249	2,516,862,088	-10.4%	20,366,333	2,537,228,421	-9.7%
34 MIAMI GARDENS	4,834,595,603	4,491,678,037	-7.1%	11,926,781	4,503,604,818	-6.8%
35 DORAL	11,045,325,096	9,859,920,422	-10.7%	132,907,487	9,992,827,909	-9.5%
36 CUTLER BAY	2,812,486,129	2,233,337,554	-20.6%	24,559,590	2,257,897,144	-19.7%
COUNTY-WIDE	245,562,406,227	213,762,602,985	-12.9%	8,379,214,155	222,141,817,140	-9.5%
FIRE AND RESCUE	148,559,436,879	129,662,664,049	-12.7%	2,510,385,599	132,173,049,648	-11.0%
LIBRARY	223,114,853,199	194,082,781,860	-13.0%	8,261,354,827	202,344,136,687	-9.3%
SCHOOL BOARD	257,726,238,166	226,538,400,053	-12.1%	8,379,214,155	234,917,614,208	-8.8%
S FL WATER MNGT DIST	247,463,592,068	215,557,060,485	-12.9%	8,379,214,155	223,936,274,640	-9.5%
FL INLAND NAV DIST	247,463,592,068	215,557,060,485	-12.9%	8,379,214,155	223,936,274,640	-9.5%
THE CHILDREN'S TRUST	247,463,592,068	215,557,060,485	-12.9%	8,379,214,155	223,936,274,640	-9.5%

MIAMI-DADE COUNTY
OFFICE OF THE PROPERTY APPRAISER
2009 PRELIMINARY AVERAGE RESIDENTIAL VALUES
JULY 1, 2009



<u>MUNICIPALITY</u>	<u>COUNT</u>	<u>JUST VALUE</u>	<u>ASSESSED</u>	<u>TAXABLE</u>
01 CITY OF MIAMI	89,028	266,723	223,896	199,502
02 CITY OF MIAMI BEACH	48,357	406,868	346,938	328,557
03 CITY OF CORAL GABLES	16,220	719,251	550,130	514,129
04 CITY OF HIALEAH	48,825	171,268	124,183	86,666
05 CITY OF MIAMI SPRINGS	3,764	265,868	194,599	151,869
06 CITY OF NORTH MIAMI	14,330	191,113	144,196	115,030
07 CITY OF NORTH MIAMI BEACH	12,020	178,187	132,915	102,867
08 CITY OF OPA-LOCKA	2,627	122,436	89,279	63,106
09 CITY OF SOUTH MIAMI	3,644	317,149	229,121	193,903
10 CITY OF HOMESTEAD	17,817	121,655	114,698	96,857
11 MIAMI SHORES VILLAGE	3,714	340,791	226,791	186,148
12 BAL HARBOUR VILLAGE	3,066	726,010	652,031	637,710
13 TOWN OF BAY HARBOR ISLANDS	2,424	302,975	235,571	207,940
14 TOWN OF SURFSIDE	3,341	370,767	312,576	290,311
15 CITY OF WEST MIAMI	1,508	226,629	159,555	115,458
16 CITY OF FLORIDA CITY	1,887	129,591	105,724	85,564
17 VILLAGE OF BISCAYNE PARK	855	265,981	181,988	138,632
18 VILLAGE OF EL PORTAL	703	227,131	151,689	109,316
19 TOWN OF GOLDEN BEACH	357	2,586,260	1,867,626	1,829,983
20 VILLAGE OF PINECREST	5,939	708,281	547,249	504,953
21 VILLAGE OF INDIAN CREEK	32	9,443,888	8,468,346	8,440,205
22 TOWN OF MEDLEY	87	139,964	99,460	74,300
23 CITY OF NORTH BAY VILLAGE	3,624	224,954	196,275	180,563
24 VILLAGE OF KEY BISCAYNE	6,894	953,940	807,599	784,676
25 CITY OF SWEETWATER	2,095	172,833	126,238	86,103
26 VILLAGE OF VIRGINIA GARDENS	569	200,942	141,619	104,574
27 CITY OF HIALEAH GARDENS	5,630	168,471	129,426	92,657
28 CITY OF AVENTURA	23,836	288,589	273,778	253,587
29 CITY OF ISLANDIA	1	275,468	275,468	275,468
30 MUNICIPAL SERVICE AREA	312,680	207,323	161,778	125,693
31 CITY OF SUNNY ISLES BEACH	16,877	338,487	324,088	309,715
32 TOWN OF MIAMI LAKES	8,927	282,365	213,530	172,554
33 VILLAGE OF PALMETTO BAY	7,973	353,114	281,752	239,834
34 CITY OF MIAMI GARDENS	28,339	161,685	108,555	74,969
35 CITY OF DORAL	15,971	240,280	224,009	202,902
36 TOWN OF CUTLER BAY	13,866	186,933	156,688	122,170
MIAMI-DADE COUNTYWIDE	727,716	257,560	208,137	176,664

MIAMI-DADE COUNTY**OFFICE OF THE PROPERTY APPRAISER****2009 PRELIMINARY AVERAGE HOMESTEAD RESIDENTIAL VALUES****JULY 1, 2009**

<u>MUNICIPALITY</u>	<u>COUNT</u>	<u>JUST VALUE</u>	<u>ASSESSED</u>	<u>TAXABLE</u>
01 CITY OF MIAMI	40,520	276,660	182,761	130,242
02 CITY OF MIAMI BEACH	16,359	510,901	335,688	282,801
03 CITY OF CORAL GABLES	10,614	829,560	571,388	518,837
04 CITY OF HIALEAH	34,693	181,868	115,612	62,940
05 CITY OF MIAMI SPRINGS	3,032	272,617	184,190	132,058
06 CITY OF NORTH MIAMI	8,996	206,356	131,628	85,620
07 CITY OF NORTH MIAMI BEACH	7,564	194,451	122,528	75,079
08 CITY OF OPA-LOCKA	1,671	128,042	75,957	35,553
09 CITY OF SOUTH MIAMI	2,483	347,356	218,387	166,797
10 CITY OF HOMESTEAD	6,707	145,103	126,754	79,617
11 MIAMI SHORES VILLAGE	2,964	355,253	212,408	162,919
12 BAL HARBOUR VILLAGE	759	1,004,394	709,635	657,308
13 TOWN OF BAY HARBOR ISLANDS	1,322	360,671	237,586	188,920
14 TOWN OF SURFSIDE	1,465	415,707	283,001	232,629
15 CITY OF WEST MIAMI	1,189	229,419	144,351	88,423
16 CITY OF FLORIDA CITY	884	143,562	92,710	50,763
17 VILLAGE OF BISCAYNE PARK	718	269,414	169,458	117,828
18 VILLAGE OF EL PORTAL	572	224,140	131,419	79,343
19 TOWN OF GOLDEN BEACH	247	2,568,753	1,530,079	1,475,672
20 VILLAGE OF PINECREST	4,674	737,321	532,729	480,529
21 VILLAGE OF INDIAN CREEK	18	9,874,605	8,140,307	8,090,279
22 TOWN OF MEDLEY	60	125,192	66,463	32,335
23 CITY OF NORTH BAY VILLAGE	1,144	265,458	174,885	125,112
24 VILLAGE OF KEY BISCAYNE	2,791	1,075,828	714,497	661,222
25 CITY OF SWEETWATER	1,526	180,722	116,753	62,285
26 VILLAGE OF VIRGINIA GARDENS	433	212,767	134,812	86,132
27 CITY OF HIALEAH GARDENS	4,142	176,686	123,614	73,844
28 CITY OF AVENTURA	9,516	274,805	237,800	187,446
29 CITY OF ISLANDIA	0	0		0
30 MUNICIPAL SERVICE AREA	215,645	220,545	154,552	102,683
31 CITY OF SUNNY ISLES BEACH	4,401	296,292	241,494	186,729
32 TOWN OF MIAMI LAKES	6,843	301,732	211,942	159,135
33 VILLAGE OF PALMETTO BAY	6,384	372,019	282,970	231,420
34 CITY OF MIAMI GARDENS	20,588	168,668	95,541	49,641
35 CITY OF DORAL	6,549	264,006	224,382	173,009
36 TOWN OF CUTLER BAY	9,169	199,099	153,428	101,462
MIAMI-DADE COUNTYWIDE	436,642	265,952	183,729	131,875

MIAMI-DADE COUNTY
OFFICE OF THE PROPERTY APPRAISER
2008 AND 2009 PRELIMINARY ROLL COMPARISON
JULY 1, 2009



TAXING AUTHORITY	2009 PRELIMINARY ASSESSMENT ROLL VALUES			2008 PRELIMINARY ASSESSMENT ROLL VALUES			CHANGE IN GROSS TAXABLE	PCT
	REAL PROPERTY	PERS PROP & CENT ASSD	GROSS TAXABLE	REAL PROPERTY	PERS PROP & CENT ASSD	GROSS TAXABLE		
CITY OF MIAMI	35,450,817,682	1,698,373,310	37,149,190,992	38,010,610,687	1,674,123,345	39,684,734,032	-2,535,543,040	-6.39%
DOWNTOWN DEV AUTHORITY	10,210,395,308	827,031,123	11,037,426,431	9,298,644,704	776,680,783	10,075,325,487	962,100,944	9.55%
CITY OF MIAMI BEACH	24,155,364,313	539,552,181	24,694,916,494	26,412,208,681	486,489,705	26,898,698,386	-2,203,781,892	-8.19%
NORMANDY SHORES	117,601,153	108,004	117,709,157	144,028,130	146,631	144,174,761	-26,465,604	-18.36%
CITY OF CORAL GABLES	12,388,660,415	321,475,554	12,710,135,969	13,074,559,075	340,286,428	13,414,845,503	-704,709,534	-5.25%
CITY OF HIALEAH	9,051,434,412	548,071,998	9,599,506,410	10,126,361,853	562,475,716	10,688,837,569	-1,089,331,159	-10.19%
CITY OF MIAMI SPRINGS	935,190,259	55,021,550	990,211,809	1,022,641,319	67,609,334	1,090,250,653	-100,038,844	-9.18%
CITY OF NORTH MIAMI	2,726,119,911	97,554,888	2,823,674,799	3,161,711,919	96,152,230	3,257,864,149	-434,189,350	-13.33%
CITY OF NORTH MIAMI BEACH	2,156,287,650	113,507,533	2,269,795,183	2,521,418,246	126,265,426	2,647,683,672	-377,888,489	-14.27%
CITY OF OPA-LOCKA	838,488,465	93,673,869	932,162,334	878,270,460	96,173,834	974,444,294	-42,281,960	-4.34%
CITY OF SOUTH MIAMI	1,455,866,814	78,411,132	1,534,277,946	1,621,814,751	69,136,699	1,690,951,450	-156,673,504	-9.27%
CITY OF HOMESTEAD	2,875,737,725	110,628,692	2,986,366,417	3,853,649,990	111,187,922	3,964,837,912	-978,471,495	-24.68%
MIAMI SHORES VILLAGE	778,813,734	19,335,074	798,148,808	902,193,025	20,486,187	922,679,212	-124,530,404	-13.50%
BAL HARBOUR VILLAGE	2,486,547,598	35,357,899	2,521,905,497	2,777,881,127	34,262,479	2,812,143,606	-290,238,109	-10.32%
TOWN OF BAY HARBOR ISLANDS	749,553,673	13,146,942	762,700,615	846,980,359	11,744,083	858,724,442	-96,023,827	-11.18%
TOWN OF SURFSIDE	1,160,433,083	12,330,512	1,172,763,595	1,387,714,027	12,720,930	1,400,434,957	-227,671,362	-16.26%
CITY OF WEST MIAMI	340,565,523	17,179,303	357,744,826	376,072,455	18,469,810	394,542,265	-36,797,439	-9.33%
CITY OF FLORIDA CITY	679,138,368	40,835,569	719,973,937	789,136,150	39,714,171	828,850,321	-108,876,384	-13.14%
VILLAGE OF BISCAYNE PARK	166,107,320	2,514,600	168,621,920	175,588,028	2,507,495	178,095,523	-9,473,603	-5.32%
VILLAGE OF EL PORTAL	102,263,421	2,560,318	104,823,739	124,190,303	2,617,018	126,807,321	-21,983,582	-17.34%
TOWN OF GOLDEN BEACH	711,296,509	1,076,786	712,373,295	724,109,449	1,081,096	725,190,545	-12,817,250	-1.77%
VILLAGE OF PINECREST	3,682,575,484	39,424,119	3,721,999,603	3,901,885,281	36,488,013	3,938,373,294	-216,373,691	-5.49%
VILLAGE OF INDIAN CREEK	340,520,785	1,558,834	342,079,619	359,557,837	1,514,878	361,072,715	-18,993,096	-5.26%
TOWN OF MEDLEY	1,794,407,821	230,071,037	2,024,478,858	1,780,325,043	257,501,182	2,037,826,225	-13,347,367	-0.65%
CITY OF NORTH BAY VILLAGE	918,399,145	21,127,208	939,526,353	1,139,301,759	23,185,668	1,162,487,427	-222,961,074	-19.18%
VILLAGE OF KEY BISCAYNE	5,896,694,256	39,521,761	5,936,216,017	6,396,610,244	38,117,174	6,434,727,418	-498,511,401	-7.75%
CITY OF SWEETWATER	390,861,043	11,517,086	402,378,129	457,855,645	11,589,318	469,444,963	-67,066,834	-14.29%
VILLAGE OF VIRGINIA GARDENS	160,887,886	53,836,201	214,724,087	183,312,939	56,169,389	239,482,328	-24,758,241	-10.34%
CITY OF HIALEAH GARDENS	1,105,688,396	49,860,115	1,155,548,511	1,219,098,691	53,125,539	1,272,224,230	-116,675,719	-9.17%
CITY OF AVENTURA	7,842,308,313	221,526,640	8,063,834,953	9,230,689,167	209,118,365	9,439,807,532	-1,375,972,579	-14.58%
CITY OF ISLANDIA	374,763	0	374,763	374,763	0	374,763	0	0.00%
CITY OF SUNNY ISLES BEACH	6,078,522,778	53,118,867	6,131,641,645	6,239,279,778	55,460,375	6,294,740,153	-163,098,508	-2.59%
TOWN OF MIAMI LAKES	2,679,549,553	193,948,981	2,873,498,534	2,973,383,881	188,616,747	3,162,000,628	-288,502,094	-9.12%
VILLAGE OF PALMETTO BAY	2,459,422,184	77,806,237	2,537,228,421	2,736,171,371	72,551,878	2,808,723,249	-271,494,828	-9.67%
CITY OF MIAMI GARDENS	4,126,573,626	377,031,192	4,503,604,818	4,433,964,341	400,631,262	4,834,595,603	-330,990,785	-6.85%
CITY OF DORAL	9,380,370,462	612,457,447	9,992,827,909	10,413,424,321	631,900,775	11,045,325,096	-1,052,497,187	-9.53%
TOWN OF CUTLER BAY	2,191,345,359	66,551,785	2,257,897,144	2,754,402,307	58,083,822	2,812,486,129	-554,588,985	-19.72%
COUNTY OPERATING	211,785,208,515	10,356,608,625	222,141,817,140	235,526,304,100	10,036,102,127	245,562,406,227	-23,420,589,087	-9.54%
MUNICIPAL SERVICE AREA	63,731,492,705	4,504,572,053	68,236,064,758	72,715,381,255	4,165,206,768	76,880,588,023	-8,644,523,265	-11.24%
FIRE & RESCUE	124,963,435,827	7,209,613,821	132,173,049,648	141,624,827,120	6,934,609,759	148,559,436,879	-16,386,387,231	-11.03%
LIBRARY	192,826,832,908	9,517,303,779	202,344,136,687	213,942,858,123	9,171,995,076	223,114,853,199	-20,770,716,512	-9.31%
SO FL WATER MGMT DIST	213,578,088,387	10,358,186,253	223,936,274,640	237,320,212,619	10,036,102,127	247,356,314,746	-23,420,040,106	-9.47%
EVERGLADES CONSTR PROJECT	213,578,088,387	10,358,186,253	223,936,274,640	237,320,212,619	10,036,102,127	247,356,314,746	-23,420,040,106	-9.47%
OKEECHOBEE BASIN	213,578,088,387	10,358,186,253	223,936,274,640	237,320,212,619	10,036,102,127	247,356,314,746	-23,420,040,106	-9.47%
FL INLAND NAVIGATION DIST	213,578,088,387	10,358,186,253	223,936,274,640	237,320,212,619	10,036,102,127	247,356,314,746	-23,420,040,106	-9.47%
CHILDREN'S TRUST	213,578,088,387	10,358,186,253	223,936,274,640	237,320,212,619	10,036,102,127	247,356,314,746	-23,420,040,106	-9.47%
BOARD OF PUBLIC INSTRUCTION	224,559,427,955	10,358,186,253	234,917,614,208	247,683,927,064	10,036,102,127	257,720,029,191	-22,802,414,983	-8.85%

MIAMI-DADE COUNTY
OFFICE OF THE PROPERTY APPRAISER
2009 PRELIMINARY ASSESSMENT ROLL CHANGE BY PROPERTY TYPE INCLUDING NEW CONSTRUCTION
JULY 1, 2009


Property Type	2008 Values		2009 Values W/O New Constr		New Construction Values	
	Just Value	Taxable Value	Just Value	Taxable Value	Just Value	Taxable Value
Single Family	144,032,689,330	75,877,275,878	113,672,808,548	67,576,413,096	597,675,947	596,441,117
Condos - Co-Ops	89,167,664,360	69,602,301,049	66,665,583,891	53,897,428,713	6,494,116,108	6,490,598,974
Multi Family (10+ Units)	11,422,422,376	9,519,422,559	9,217,505,457	7,772,348,026	182,600,961	161,805,585
Multi Family (Under 10 Units)	9,872,405,192	9,429,300,610	8,590,767,803	8,117,381,441	42,148,845	40,947,768
Commercial	42,220,365,446	40,863,298,383	40,154,959,548	38,757,167,686	1,077,713,132	948,977,164
Industrial	15,133,269,906	14,781,134,184	14,670,436,551	14,322,593,642	125,317,436	125,219,094
Institutional	6,398,903,811	1,199,789,530	6,094,341,575	1,182,102,523	43,175,019	15,923,450
Governmental	17,625,710,960	309,636,145	16,783,896,214	291,570,031	290,506,733	49,357,782
Agriculture	6,493,932,375	1,496,938,926	5,545,978,379	1,356,469,516	10,307,690	10,307,690
Vacant Land	10,626,563,792	9,993,795,337	8,803,384,748	8,096,554,894	-51,202,560	-55,660,242
Other Property Types	2,846,688,000	2,453,411,496	2,532,188,059	2,035,964,792	3,461,266	-4,704,227
Total	355,840,615,548	235,526,304,097	292,731,850,773	203,405,994,360	8,815,820,577	8,379,214,155

Property Type	2009 Preliminary Value		Reassessment (Chg W/O) New Construction		Total Change Including New Construction	
	Just Value	Taxable Value	Just Value	Taxable Value	Just Value	Taxable Value
Single Family	114,270,484,495	68,172,854,213	-21.1%	-10.9%	-20.7%	-10.2%
Condos - Co-Ops	73,159,699,999	60,388,027,687	-25.2%	-22.6%	-18.0%	-13.2%
Multi Family (10+ Units)	9,400,106,418	7,934,153,611	-19.3%	-18.4%	-17.7%	-16.7%
Multi Family (Under 10 Units)	8,632,916,648	8,158,329,209	-13.0%	-13.9%	-12.6%	-13.5%
Commercial	41,232,672,680	39,706,144,850	-4.9%	-5.2%	-2.3%	-2.8%
Industrial	14,795,753,987	14,447,812,736	-3.1%	-3.1%	-2.2%	-2.3%
Institutional	6,137,516,594	1,198,025,973	-4.8%	-1.5%	-4.1%	-0.1%
Governmental	17,074,402,947	340,927,813	-4.8%	-5.8%	-3.1%	10.1%
Agriculture	5,556,286,069	1,366,777,206	-14.6%	-9.4%	-14.4%	-8.7%
Vacant Land	8,752,182,188	8,040,894,652	-17.2%	-19.0%	-17.6%	-19.5%
Other Property Types	2,535,649,325	2,031,260,565	-11.0%	-17.0%	-10.9%	-17.2%
Total	301,547,671,350	211,785,208,515	-17.7%	-13.6%	-15.3%	-10.1%

MIAMI-DADE COUNTY**OFFICE OF THE PROPERTY APPRAISER****2009 PRELIMINARY ASSESSMENT ROLL CHANGE BY PROPERTY TYPE****JULY 1, 2009**

<u>Property Type</u>	2009 Preliminary Assessment Roll Values			2008 Preliminary Assessment Roll Values		
	<u>Just Value</u>	<u>Assessed Value</u>	<u>Taxable Value</u>	<u>Just Value</u>	<u>Assessed Value</u>	<u>Taxable Value</u>
Single Family	114,270,484,495	83,694,135,816	68,172,854,213	144,032,689,330	91,569,143,754	75,877,275,878
Condos - Co-Ops	73,159,699,999	67,770,302,827	60,388,027,687	89,167,664,360	77,076,494,974	69,602,301,049
Multi Family (10+ Units)	9,400,106,418	8,647,965,416	7,934,153,611	11,422,422,376	10,256,458,568	9,519,422,559
Multi Family (Under 10 Units)	8,632,916,648	8,613,221,206	8,158,329,209	9,872,405,192	9,869,994,253	9,429,300,610
Commercial	41,232,672,680	40,964,484,310	39,706,144,850	42,220,365,446	42,203,210,200	40,863,298,383
Industrial	14,795,753,987	14,744,176,469	14,447,812,736	15,133,269,906	15,132,932,986	14,781,134,184
Institutional	6,137,516,594	6,129,838,109	1,198,025,973	6,398,903,811	6,397,675,162	1,199,789,530
Governmental	17,074,402,947	16,937,757,981	340,927,813	17,625,710,960	17,625,370,202	309,636,145
Agriculture	5,556,286,069	1,478,138,214	1,366,777,206	6,493,932,375	6,217,715,631	1,496,938,926
Vacant Land	8,752,182,188	8,589,102,719	8,040,894,652	10,626,563,792	10,625,050,381	9,993,795,337
Other Property Types	2,535,649,325	2,342,689,052	2,031,260,565	2,846,688,000	2,841,673,606	2,453,411,496
Total	301,547,671,350	259,911,812,119	211,785,208,515	355,840,615,548	289,815,719,717	235,526,304,097

<u>Property Type</u>	Preliminary Value Change 2008-2009			Percent Change		
	<u>Just Value</u>	<u>Assessed Value</u>	<u>Taxable Value</u>	<u>Just</u>	<u>Assd</u>	<u>Txbl</u>
Single Family	-29,762,204,835	-7,875,007,938	-7,704,421,665	-20.7%	-8.6%	-10.2%
Condos - Co-Ops	-16,007,964,361	-9,306,192,147	-9,214,273,362	-18.0%	-12.1%	-13.2%
Multi Family (10+ Units)	-2,022,315,958	-1,608,493,152	-1,585,268,948	-17.7%	-15.7%	-16.7%
Multi Family (Under 10 Units)	-1,239,488,544	-1,256,773,047	-1,270,971,401	-12.6%	-12.7%	-13.5%
Commercial	-987,692,766	-1,238,725,890	-1,157,153,533	-2.3%	-2.9%	-2.8%
Industrial	-337,515,919	-388,756,517	-333,321,448	-2.2%	-2.6%	-2.3%
Institutional	-261,387,217	-267,837,053	-1,763,557	-4.1%	-4.2%	-0.1%
Governmental	-551,308,013	-687,612,221	31,291,668	-3.1%	-3.9%	10.1%
Agriculture	-937,646,306	-4,739,577,417	-130,161,720	-14.4%	-76.2%	-8.7%
Vacant Land	-1,874,381,604	-2,035,947,662	-1,952,900,685	-17.6%	-19.2%	-19.5%
Other Property Types	-311,038,675	-498,984,554	-422,150,931	-10.9%	-17.6%	-17.2%
Total	-54,292,944,198	-29,903,907,598	-23,741,095,582	-15.3%	-10.3%	-10.1%